

LEGEND
 IRF.....Iron Rod Found
 IRF 5136.....Capped Iron Rod Found Stamped "5136"
 IRS.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"
 D.R.P.C.T.....Deed Records, Parker County, Texas
 P.R.P.C.T.....Plat Records Parker county, Texas
 U.E.....Utility Easement
 B.L.....Building Line
 D. & U.E.....Drainage and Utility Easement
 D. & S.E.....Drainage and Slope Easement

NOTES:
 1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
 2. All distances shown are at ground.
 3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
 4. The land use is designated as commercial sites unless otherwise noted.
 5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
 6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
 7. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
 8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.

FLOODPLAIN STATEMENT
 This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Community Panel Number 48367C0385E, Map Revised September 26, 2008.

GROUNDWATER:
 This public water supplier is Parker County Special Utility District.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 "There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
 NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

CITY APPROVAL STATEMENT
 APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.
 RECOMMENDED BY: CITY OF WEATHERFORD

[Signature]
 CITY PLANNER
 8-3-17
 DATE OF RECOMMENDATION

APPROVED BY:
[Signature]
 CITY MANAGER
 8-3-17
 DATE OF APPROVAL

ATTEST:
[Signature]
 CITY SECRETARY
 8-3-17
 DATE

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 Jeane Brunson
 201719080
 08/03/2017 04:03 PM
 Fee: 78.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

SURVEYOR:
B B BAIRD, HAMPTON & BROWN, INC.
 ENGINEERING & SURVEYING
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086
 lwhitten@bhinc.com 817-596-7575 www.bhinc.com
 BHB Project #2016.810.106 TBPE Firm F-44 TBPLS Firm 10194146

OWNER LOTS 1, 2, & 3:
 Timot, L.P., a Texas Limited Partnership
 1212 Clear Lake Road
 Weatherford, Texas 76086

UNITED STATES POSTAL SERVICE
 VOLUME 1610, PAGE 659
 D.R.P.C.T.
 201719080 PLAT Total Pages: 1

STATE OF TEXAS 5
 COUNTY OF PARKER 5
 WHEREAS, Timot, L.P., a Texas Limited Partnership, owner of Lots 1, 2, & 3, Block 1, Timot Addition, Phase II, an addition to the City of Weatherford, Parker County, Texas according to the plat thereof recorded in Slide C, Page 792, Plat Records, Parker County, Texas.
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

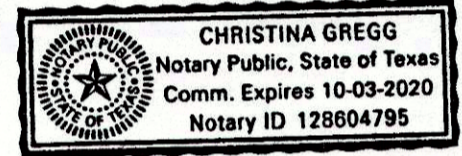
THAT, Timot, L.P., a Texas Limited Partnership, acting herein by and through its duly authorized officer, do hereby adopt this replat designating the herein described property as LOTS 1R & 2R, BLOCK 1, TIMOT ADDITION, PHASE II, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This property is located within the City of Weatherford, Parker County, Texas. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNESS, my hand, this the 2nd day of August, 2017
[Signature]
 Timothy L. Huggins, President

STATE OF TEXAS 5
 COUNTY OF Parker 5
 Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy L. Huggins, Authorized Officer, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2nd day of August, 2017

[Signature]
 Christina Gregg
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION
 I, Lon E. Whitten, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

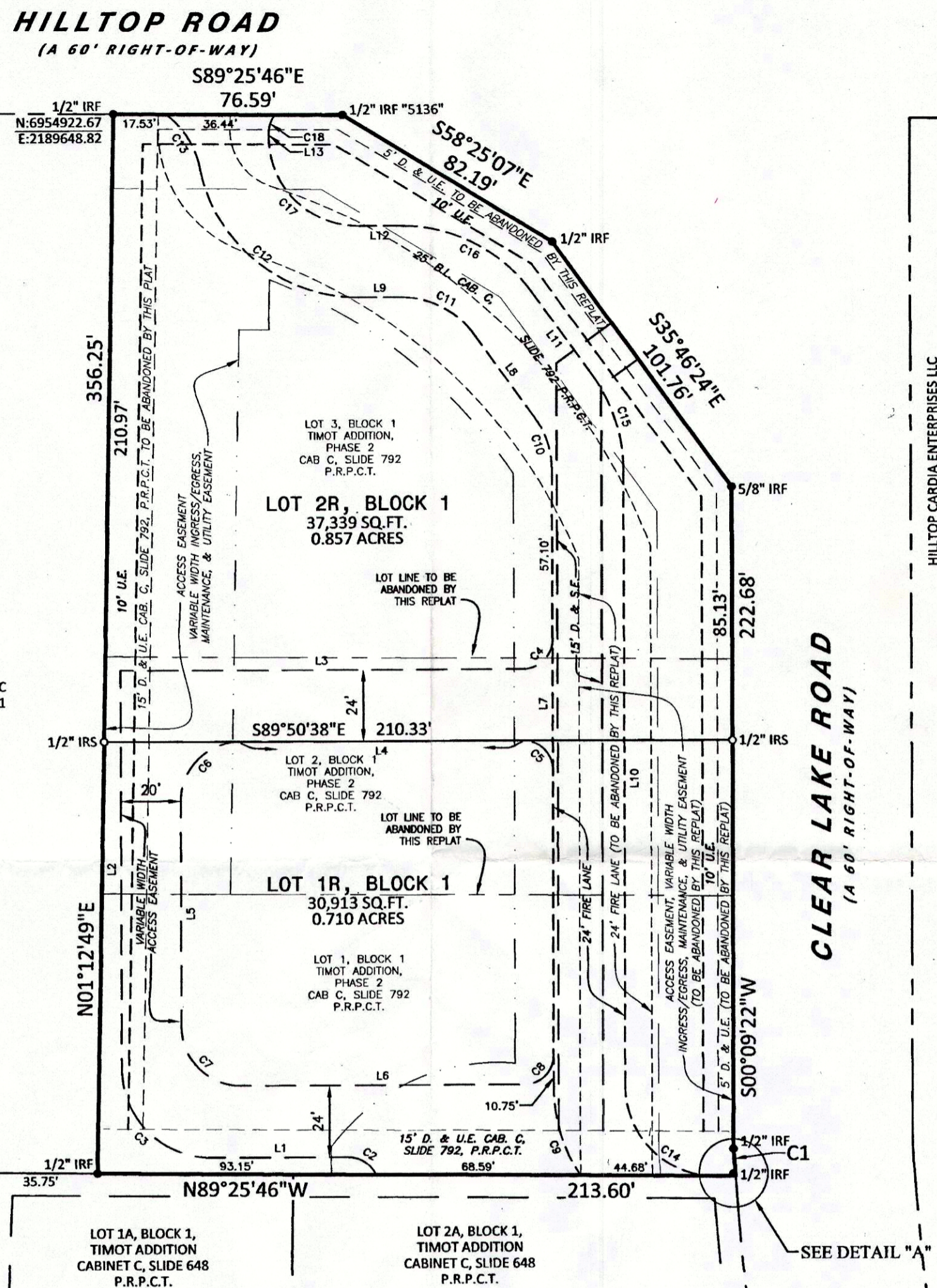
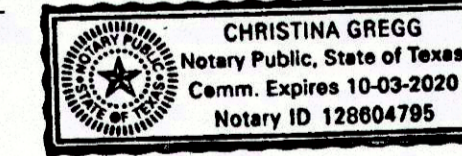
[Signature]
 Lon E. Whitten, RPLS No. 5893
 Date: July 21, 2017



STATE OF TEXAS
 COUNTY OF PARKER
 Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2nd day of August, 2017

[Signature]
 Christina Gregg
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	0°30'54"	1030.00'	9.26'	S3°29'53"E	9.26'
C2	65°59'48"	10.00'	11.52'	N56°50'45"W	10.89'
C3	90°00'00"	30.00'	47.12'	N44°50'38"W	42.43'
C4	90°00'05"	10.00'	15.71'	N45°09'19"E	14.14'
C5	90°00'00"	10.00'	15.71'	N44°50'38"W	14.14'
C6	90°00'00"	20.00'	31.42'	S45°09'22"W	28.28'
C7	90°00'00"	20.00'	31.42'	S44°50'38"E	28.28'
C8	90°00'00"	10.00'	15.71'	N45°09'22"E	14.14'
C9	33°20'01"	54.00'	31.42'	N16°30'39"W	30.97'
C10	35°55'49"	30.00'	18.81'	N17°48'33"W	18.51'
C11	54°04'14"	30.00'	28.31'	N62°48'31"W	27.27'
C12	78°45'10"	54.00'	74.22'	N50°28'06"W	68.51'
C13	42°08'18"	30.00'	22.06'	N31°50'39"W	21.57'
C14	89°10'16"	30.00'	46.69'	N44°25'46"W	42.12'
C15	35°55'46"	54.00'	33.86'	N17°48'31"W	33.31'
C16	54°04'14"	54.00'	50.96'	N62°48'31"W	49.09'
C17	90°00'00"	30.00'	47.12'	N44°50'38"W	42.43'
C18	37°20'09"	10.00'	6.52'	N18°49'26"E	6.40'

LINE DATA TABLE

NO.	BEARING	DIST
L1	N89°50'38"W	45.82
L2	N0°09'22"E	134.00
L3	S89°50'38"E	134.66
L4	N89°50'38"W	94.66
L5	S0°09'22"W	76.00
L6	S89°50'38"E	94.66
L7	N0°09'22"E	207.85
L8	N35°46'24"W	34.51
L9	N89°50'38"W	14.10
L10	N0°09'22"E	207.85
L11	N35°46'24"W	34.51
L12	N89°50'38"W	14.10
L13	N0°09'22"E	1.43

18448.001.001.00
 18448.001.002.00
 18448.001.003.00

ACCT. NO.: 18448
 SCH. DIST.: CWE
 CITY: H-L
 MAP NO.:

REPLAT
LOTS 1R & 2R, BLOCK 1
TIMOT ADDITION, PHASE II
 BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK 1
TIMOT ADDITION, PHASE II,
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
 RECORDED IN CABINET C SLIDE 792
 PLAT RECORDS, PARKER COUNTY, TEXAS
ZONING: COMMERCIAL - C1
SHEET 1 OF 1

D-757